Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	56 Langdale Drive, Croydon Hills Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $830,000 & $880,000

Median sale price

Median price $1,019,500 Property Type House Suburb Croydon Hills

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	30 Campaspe Dr CROYDON HILLS 3136	$850,000	16/06/2022
2	25 Latrobe Ct CROYDON HILLS 3136	$835,000	16/05/2022
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 21/06/2022 13:32

56 Langdale Drive, Croydon Hills Vic 3136

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au



3 1 1

Property Type: House
Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price
$830,000 - $880,000
Median House Price
March quarter 2022: $1,019,500

Comparable Properties



30 Campaspe Dr CROYDON HILLS 3136 (REI)

3 1 4

Agent Comments

Price: $850,000
Method: Private Sale
Date: 16/06/2022
Property Type: House
Land Size: 668 sqm approx



25 Latrobe Ct CROYDON HILLS 3136 (REI)

3 1 3

Agent Comments

Price: $835,000
Method: Private Sale
Date: 16/05/2022
Property Type: House (Res)
Land Size: 450 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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